

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT NORMAN J. DOYON and ROSE E. DOYON in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by JOSEPH & KARTER ASSOCIATES whose mailing address is RFD #2, Box 210, Fairfield, Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said JOSEPH & KARTER ASSOCIATES, its successors and assigns forever,

TRANSFER
TAX
PAID

A certain lot or parcel of land, with the buildings thereon, situate on the southeasterly side of Water Street, so-called, in the City of Waterville, Kennebec County, State of Maine and being bounded and described as follows:

Northerly by Water Street, so-called; westerly by land now or formerly of one Loubier, reference deed recorded in Kennebec County Registry of Deeds in Book 2410, Page 331, formerly of one Mrs. Paul Perry; southerly by land now or formerly of one Swift, reference deed recorded in said Registry of Deeds in Book 2111, Page 116, formerly of one Joe Perry; easterly by a line bounded and described as follows: Beginning on the southerly right-of-way line of said Water Street at a capped 3/4-inch iron rod set; thence S 23° 32' 40" E, passing through a point which is N 66° 27' 20" E and 11.50 feet from the northeasterly cornerboard of the main portion of the house on the premises herein described and also passing through a point which is N 66° 27' 20" E and 11.50 feet from the southeasterly cornerboard of the main portion of the house on the premises herein described, a distance of 90.75 feet to a capped 3/4-inch iron rod set; thence continuing S 23° 32' 40" E a distance of 7 feet, more or less, to land now or formerly of said Swift.

Bearings are based on an observed 1985 magnetic bearing. This description is based upon deeds of record and upon a partial survey to redefine the easterly line of the above described premises.

Being the same premises described in a deed of Carl L. Dutill, Thelma D. Cote and Josephine Dutill to Norman J. Doyon and Rose E. Doyon dated July 11, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1747, Page 39.

RESERVING to said Norman J. Doyon and Rose E. Doyon, their heirs and assigns, the exclusive right to the use of the driveway located between the house on the above described premises and the easterly line of the above described premises, said driveway extends about 52 feet southerly from the southerly right-of-way line of said Water Street and extends about 7 feet westerly of the easterly line of the above-described premises.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said JOSEPH & KARTER ASSOCIATES, its successors and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, its successors and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said JOSEPH & KARTER ASSOCIATES, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said NORMAN J. DOYON and ROSE E. DOYON, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 22nd day of December, 1987.

Signed, Sealed and Delivered
in presence of

Edith K. Scott
Edith K. Scott

Norman J. Doyon
NORMAN J. DOYON
Rose E. Doyon
ROSE E. DOYON

STATE OF MAINE
County of

December 22, 1987

Then personally appeared the above named NORMAN J. DOYON and ROSE E. DOYON and acknowledged the foregoing instrument to be their free act and deed. Before me,

Edith K. Scott
Notary Public/Attorney at Law
Edith K. Scott

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1987 DEC 24 AM 9:00
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